

WHEN RECORDED RETURN TO:

Richland City Clerk's Office
625 Swift Boulevard, MS-07
Richland, WA 99352

ORDINANCE NO. 2025-10

**AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON,
ESTABLISHING AND DEDICATING THE RIGHT-OF-WAY FOR
A SEGMENT OF DALLAS ROAD.**

WHEREAS, the City owns and manages a system of public street right-of-way for the benefit of the City's residents and visitors; and

WHEREAS, the City may receive dedications of new public street right-of-way through land development activity or by ordinance; and

WHEREAS, Nor Am Investment, LLC, the owner of property on the west side of Dallas Road (hereafter the "Property Owner"), received development approval from the City of Richland to construct a traffic roundabout; and

WHEREAS, the Property Owner is constructing street improvements in accordance with City requirements and agreed to dedicate a portion of its land for the roundabout to facilitate the flow of traffic through the intersection of Dallas Road and Trowbridge Boulevard; and

WHEREAS, the Property Owner has executed a right-of-way dedication deed that has been reviewed and approved by the City; and

WHEREAS, the City's best interests are served by accepting the dedication of right-of-way for the modification of the intersection at Dallas Road and Trowbridge Boulevard.

NOW, THEREFORE, BE IT ORDAINED by the City of Richland as follows:

Section 1. The public road right-of-way legally described in **Exhibit A** and depicted in **Exhibit B**, attached hereto and incorporated herein by this reference, is hereby accepted by the City of Richland and dedicated as a public street right-of-way named Dallas Road.

Section 2. The City Manager is hereby authorized to sign, execute, and record with the Auditor of Benton County, Washington, a right-of-way dedication deed in substantially the form attached hereto as **Exhibit C** for a portion of Dallas Road.

Section 3. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this Ordinance and the attached Exhibits, duly certified by the Clerk as a true copy.

Section 4. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 5. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 6. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 6th day of May, 2025.


Theresa Richardson, Mayor

Attest:


Jennifer Rogers, City Clerk

Approved as to Form:


Heather Kintzley, City Attorney

First Reading: April 15, 2025
Second Reading: May 6, 2025
Date Published: May 11, 2025

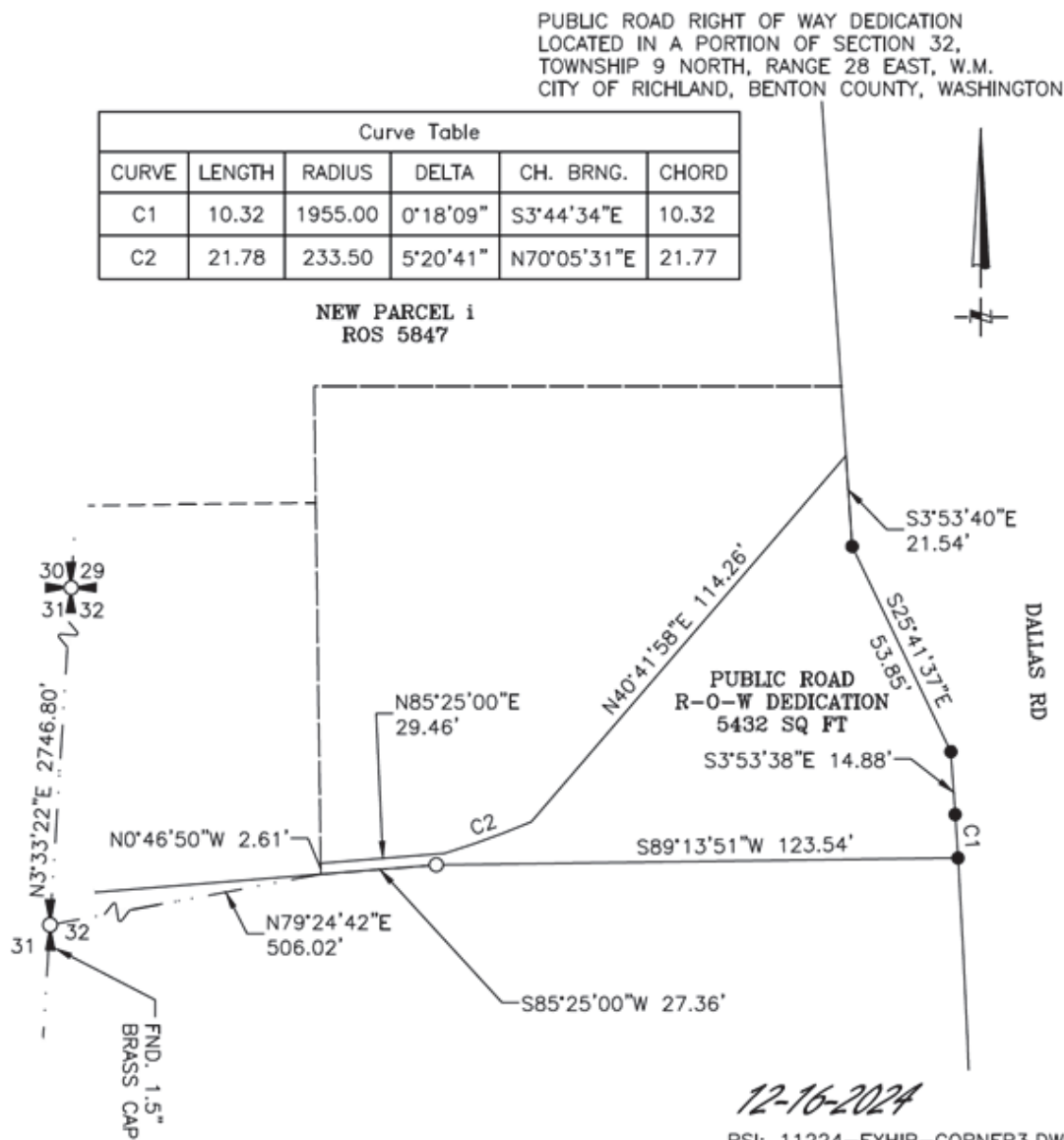
Exhibit A
(Legal Description)

That portion of new Parcel i, Record Survey 5847, according to the survey thereof recorded in Volume 1 of surveys, Page 5847, Records of Benton County, Washington, situated in the Northwest Quarter of Section 32, Township 9 North, Range 28 East, Willamette Meridian, City of Richland, Benton County, Washington, described as follows:

Commencing at the Northwest Corner of said Section 32; Thence South $3^{\circ}33'22''$ West 2746.80 feet along the West Line of said Section 32 to the West Quarter Corner thereof; Thence North $79^{\circ}24'42''$ East 506.02 feet to the Southerly Boundary of said new Parcel i and the Point of Beginning; Thence North $0^{\circ}46'50''$ West 2.61 feet; Thence North $85^{\circ}25'00''$ East 29.46 feet to the beginning of a non-tangent curve, concave to the Northwest, having a radius of 233.50 feet (the long chord of said curve bears North $70^{\circ}05'31''$ East 21.77 feet); Thence northeasterly 21.78 feet along the arc of said curve through a central angle of $5^{\circ}20'41''$; Thence North $40^{\circ}41'58''$ East 114.26 feet to the westerly right of way margin of Dallas Road; Thence South $3^{\circ}53'40''$ East 21.54 feet along said westerly right of way margin; thence South $25^{\circ}41'37''$ East 53.85 feet along said westerly right of way margin; Thence South $3^{\circ}53'38''$ East 14.88 feet along said westerly right of way margin to the beginning of a curve, concave to the west, having a radius of 1955.00 feet; thence southerly 10.32 feet along the arc of said curve and along said westerly right of way margin through a central angle of $0^{\circ}18'09''$ to the southeast corner of said new Parcel i; Thence South $89^{\circ}13'51''$ West 123.54 feet along the South Line of said new Parcel i; Thence South $85^{\circ}25'00''$ West 27.36 feet along the South Line of said new Parcel i to the Point of Beginning.

Contains 5432 square feet, more or less.

Exhibit B
(Depiction)



12-16-2024

RSI: 11224-EXHIB-CORNER3.DWG

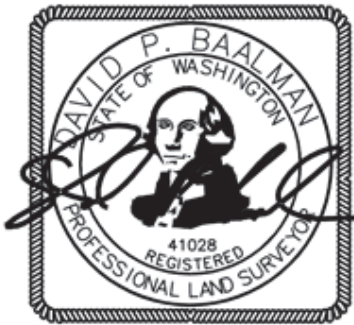


Exhibit C

WHEN RECORDED RETURN TO:

City Clerk
City of Richland
625 Swift Blvd. MS-07
Richland, WA 99352

Portion of Parcel No. 1-3298-300-0003-045

RIGHT-OF-WAY DEDICATION DEED

In and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **NOR AM INVESTMENT, LLC**, a Washington limited liability company (“Grantor”), does hereby grant, convey and dedicate to the **CITY OF RICHLAND**, a Washington municipal corporation (“Grantee”), its successors and assigns, a public right-of-way in, upon, over, under, across and through the following property situated in the County of Benton, State of Washington, to be used for all lawful right-of-way purposes, surface and subsurface:

That portion of new Parcel i, Record Survey 5847, according to the survey thereof recorded in Volume 1 of surveys, Page 5847, Records of Benton County, Washington, situate in the Northwest Quarter of Section 32, Township 9 North, Range 28 East, Willamette Meridian, City of Richland, Benton County, Washington, described as follows:

Commencing at the Northwest Corner of said Section 32; Thence South 3°33’22” West 2746.80 feet along the West Line of said Section 32 to the West Quarter Corner thereof; Thence North 79°24’42 East 506.02 feet to the Southerly Boundary of said new Parcel i and the **Point of Beginning**;

Thence North 0°46’50” West 2.61 feet; Thence North 85°25’00” East 29.46 feet to the beginning of a non-tangent curve, concave to the Northwest, having a radius of 233.50 feet (the long chord of said curve bears North 70°05’31” East 21.77 feet); Thence northeasterly 21.78 feet along the arc of said curve through a central angle of 5°20’41”; Thence North 40°41’58” East 114.26 feet to the westerly right of way margin of Dallas Road; Thence South 3°53’40” East 21.54 feet along said westerly right of way margin; thence South 25°41’37” East 53.85 feet along said westerly right of way margin; Thence South 3°53’38” East 14.88 feet along said westerly right of way margin to the beginning of a curve, concave to the west, having a radius

of 1955.00 feet; thence southerly 10.32 feet along the arc of said curve and along said westerly right of way margin through a central angle of 0°18'09" to the southeast corner of said new Parcel i; Thence South 89°13'51" West 123.54 feet along the South Line of said new Parcel i; Thence South 85°25'00" West 27.36 feet along the South Line of said new Parcel i to the **Point of Beginning**.

Contains 5432 square feet, more or less.

See **Exhibit "A"** (the area dedicated)

Grantee shall have the right to regulate and use the area dedicated as and for right-of-way and for utility purposes. Such use shall include, but not be limited to the following: (1) the right of public ingress and egress through and along said area; (2) the right to locate, design, construct, install, inspect, protect, maintain, repair, modify, and otherwise change utilities, road rights-of-way, and any other appurtenances or related elements, including, but not limited to, pavement, signs, curbs, gutters, sidewalks, conduits, cables, wires, splicing boxes, power sources, and facilities, including but not limited to those for storm water, wastewater, water, electricity, gas, oil, telecommunications, communication transmission and reception, together with fencing and gates when the same are deemed by Grantee to be necessary to protect facilities, prevent intrusions, and otherwise protect the public from loss or harm; and (3) the right to engage in any other activity that is reasonably related to the construction, operation and maintenance of public utilities and rights-of-way that are located in the dedicated area. In addition, Grantee shall have the right to clear, remove and dispose of any material, obstructions, timber and vegetation within the dedication area.

Grantee's uses are unrestricted in location within the right-of-way and will not be limited in any way by the state of being, condition or location of the street. Grantee is also authorized to utilize such additional width as may be necessary temporarily for the placing of excavated materials thereon and for initial construction and maintenance operations. Grantee will restore disturbed property to equal or better condition.

Subject to the terms hereof, Grantee shall have all other rights and benefits that are reasonably necessary or useful for Grantee's full and complete use of the area dedicated. Grantor shall not authorize or otherwise permit any person or entity to interfere with Grantee's use of the dedicated area.

Grantor covenants that Grantor is lawfully seized and possessed of the real property described herein, and that Grantor has a good and lawful right to convey it or any part thereof and that Grantor will forever warrant and defend the same against all persons who may lawfully claim the same.

The undersigned requests that the Assessor and Treasurer of Benton County set over to the remainder the lien of all unpaid taxes, if any, affecting the property conveyed by this Right-of-Way Dedication Deed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Deed is hereby tendered and that its terms and obligations are not binding upon the City of Richland unless and until the Richland City Council has taken action by ordinance or resolution to accept this Right-of-Way Deed of Dedication and the below Certificate of Acceptance has been executed.

CERTIFICATE OF ACCEPTANCE OF RIGHT-OF-WAY DEDICATION DEED

The interest in real property conveyed by this Right-of-Way Dedication Deed has been accepted by Ordinance No. 2025-10 of the City Council of the City of Richland on the 6th day of May, 2025, and the authorized officer of such governing body has consented to recordation of said Deed of Dedication with the Benton County Auditor.

Accepted by the City of Richland:

Jon Amundson, ICMA-CM, City Manager

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

GRANTOR – NOR AM INVESTMENT, LLC
a Washington limited liability company

By: _____
Geoffrey T. Clark, Chief Operating Officer

STATE OF _____)
: SS
COUNTY OF _____)

On this ____ day of _____, 2025, before me, the undersigned Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared **Geoffrey T. Clark**, to me known to be authorized and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed on behalf of **Nor Am Investment, LLC**, for the use and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

IN WITNESS WHEREOF, my hand and official seal hereon affixed the day and year above written.

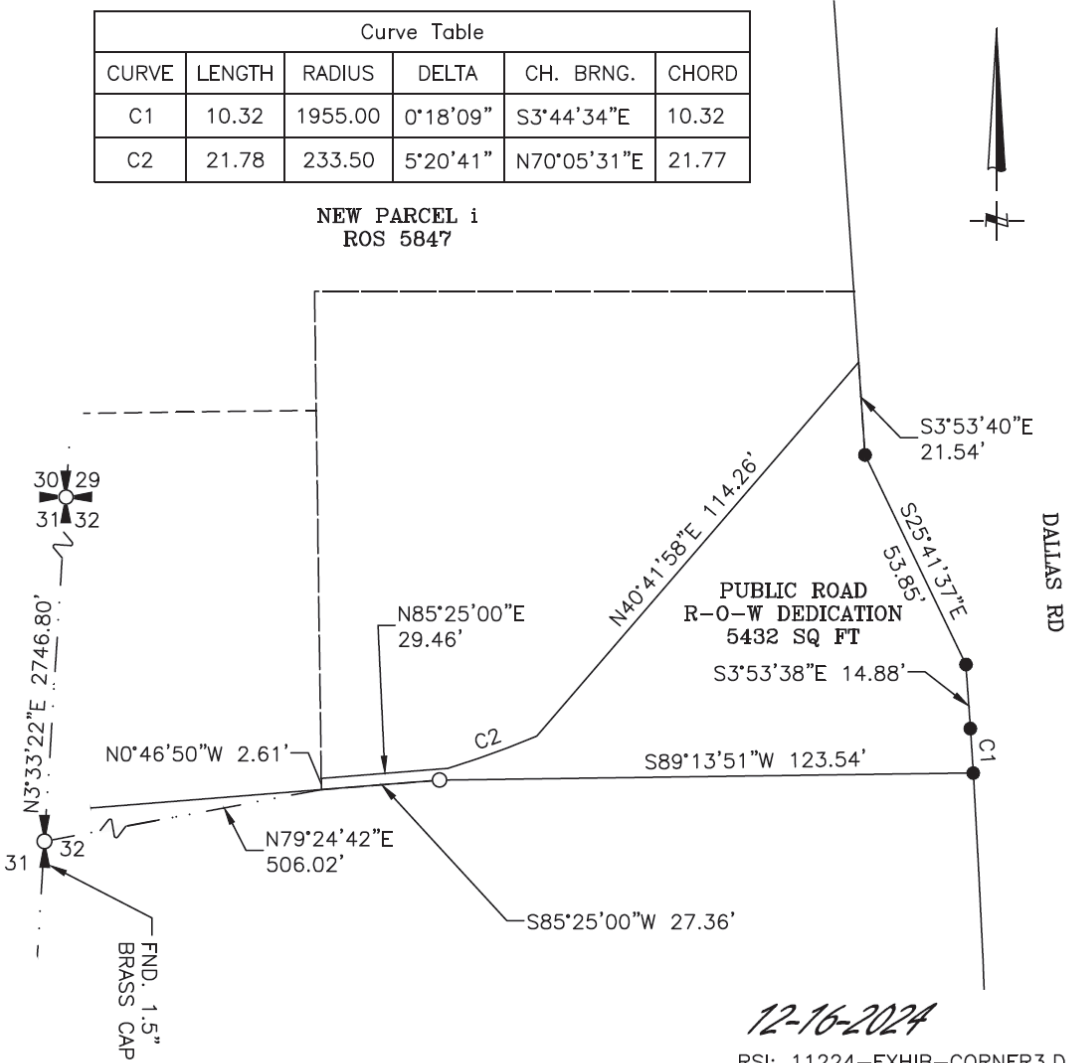
Sign: _____
Printed Name: _____
Notary Public in and for the State of _____
Residing at _____
My appointment expires _____

seal

Exhibit A to Right-of-Way Dedication Deed
Depiction of Area Dedicated

PUBLIC ROAD RIGHT OF WAY DEDICATION
LOCATED IN A PORTION OF SECTION 32,
TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C1	10.32	1955.00	0°18'09"	S3°44'34"E	10.32
C2	21.78	233.50	5°20'41"	N70°05'31"E	21.77



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